



Albany Road, Hornchurch, RM12 4AQ

A well presented three bedroom semi detached home benefiting from a 125ft west facing rear garden complete with summerhouse. The accommodation includes, entrance hall, ground floor WC, open plan reception room, fitted kitchen, three bedrooms and modern shower room. Externally there is parking to the front and a private driveway leading to a tandem garage and workshop. Please note that this property is classified as a non-standard construction BISF (British Iron & Steel Federation) and we would advise that any interested parties discuss this fact with the proposed mortgage lender prior to arranging a viewing.

Offers in Excess of £525,000 - £550,000 - Freehold - Council Tax: B

Albany Road

Hornchurch, RM12 4AQ



Entrance Hall

Part frosted double glazed entrance door, frosted double glazed window to front, stairs to first floor, storage cupboard, under stair cupboard, radiator, laminate flooring.

Ground Floor WC

Low level WC, vanity wash hand basin, heated towel rail, cupboard with plumbing for two washing machines, laminate flooring.

Reception Room

24'0 x 13'6 narrowing to 10'2 (7.32m x 4.11m narrowing to 3.10m) Double glazed bay window to front with shutters, double glazed French doors to rear, feature fire surround with electric fire, three radiators, laminate flooring, open plan to kitchen.

Kitchen

10'4 x 8'7 (3.15m x 2.62m) Double glazed window to rear, range of fitted wall and base units, stainless steel single drainer sink, electric hob, oven, extractor with integrated fridge freezer and dishwasher, coved ceiling, laminate flooring.

Landing

Double glazed window to side with shutter, loft access (boiler in loft), coved ceiling, carpet.

Loft

Fitted ladder, light, majority boarded, Valliant combi boiler.

Bedroom One

12'1 x 11'9 (3.68m x 3.58m) Double glazed window to front with shutters, fitted wardrobes, coved ceiling, radiator, carpet.

Bedroom Two

13'2 x 8'7 (4.01m x 2.62m) Double glazed window to rear, coved ceiling, radiator, carpet.

Bedroom Three

9'11 x 5'5 (3.02m x 1.65m) Double glazed window to front with shutters, fitted sliding wardrobes, coved ceiling, radiator, carpet.

Shower Room

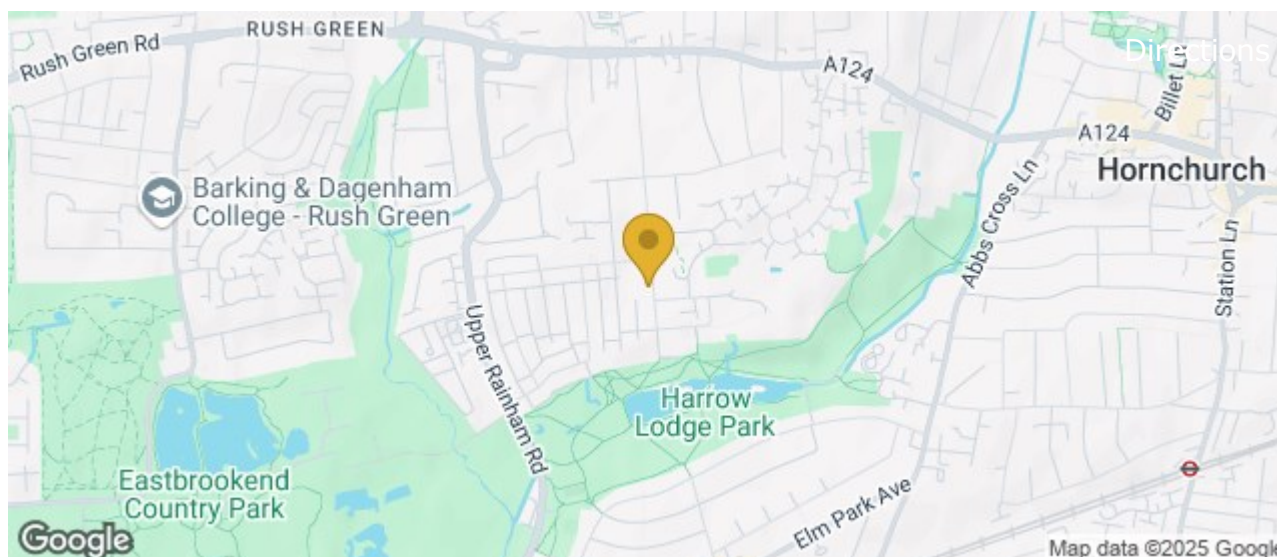
Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, heated mirror, heated towel rail, Karndean flooring.

Garden

125' (38.10m)
Patio area, lawn with pop up sprinklers and surrounding flower beds, shed, outside tap, power and light. Timber summer house to rear (14'10 x 9'11) with power and tap.

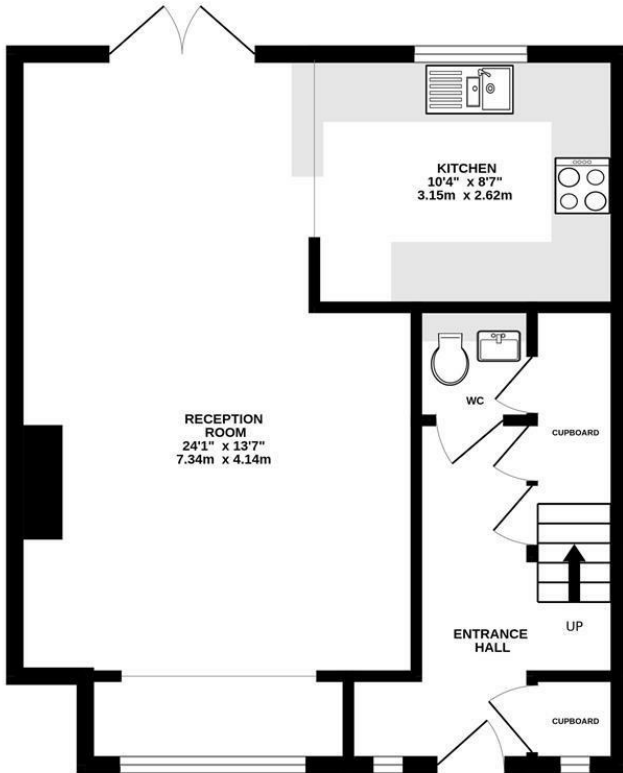
Driveway and Garage

Parking to front, private driveway to side leading to gates opening onto additional parking and detached garage (35' x 9'10 + workshop area to rear 9'8 x 6'11), garage has power, light, tap and electric door.

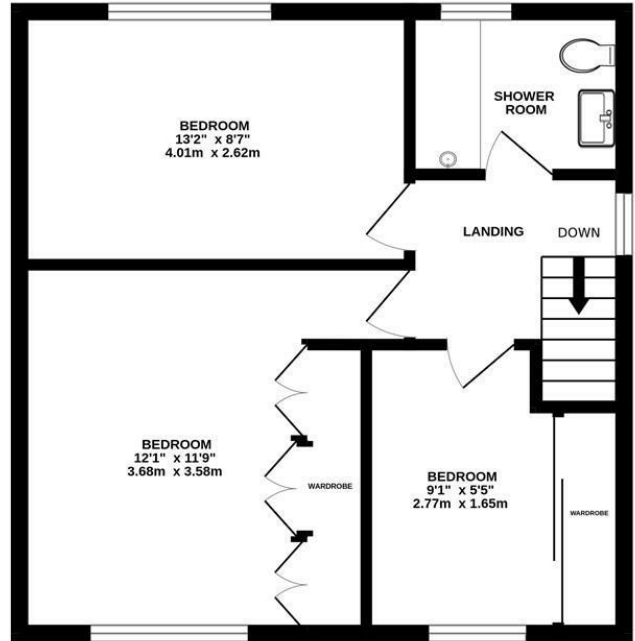




GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
Council Tax Band: B
Tenure: Freehold

